

Initiative Questions from Citizens' Committee to Study the Flower Fields and Strawberry Fields Area

C.C.U.P.P.

Laura Pope

1. Exhibit A designates a planning area that is consistent with sites A, B, D and E or Sites 2, 3, and 4. The proposal text includes APN 207-101-31 in a trade-off in subsection 3.3b on page 7, which requires that a minimum of 48.26 acres shall be developable. APN 207-101-31 is north of Hub Park and is not included in the designated Planning Area shown in Exhibit A. It is currently zoned OS. How does bringing this land into the trade-off facilitate the objective? How would it be zoned and what kind of development is envisaged and by whom?

Bill Dominguez

2. According to the North County Times in January, adjoining property owners were adamant about not having residential units close to their facilities, specifically, Grand Pacific Resorts, LegoLand, and GIA to a lesser extent. How do you propose to resolve these issues?
3. How can CPS justify submitting a plan of this magnitude and financial consequence, affecting a population of almost 100,000, with the input of only approximately 150 citizens, some of whom appear to have beneficial interests in the property?

Bob Garcin

4. Please describe the residential land uses referred to in your description of the "Gateway Planning Area" in Section 12B?

Mark Johnson

5. If housing and city administrative building elements were specifically eliminated from your initiative, could not the integrated, responsible and comprehensive planning, and village center objectives still be maintained? surely there are many successful city centers that are absent high density residences and local government administrative buildings. with smart growth occurring throughout carlsbad, and on the edges of the sites in question, perhaps more housing and city offices in such a special locale runs counter to broader, city-wide interests.

Farrah Douglas

6. Why the supporters of the Carlsbad Gateway Parkland want to keep some areas as strictly strawberries, agricultural, while they are telling us that agriculture is not a viable use and business in this area?

Save the Strawberry and Flower Fields

Laura Pope

1. Do sections 3.6, 3.7 and 3.8 in effect lower the value of the SDG&E site currently zoned for Tourist/Commercial? If so, is this a taking without compensation? Do proponents leave this issue up to the courts?

Marvin Sippel

2. Michael Bovenzi stated that an assembly bill mandates the the lower end of density will be used in the future, ie. 1-4 DU/Ac, when just the opposite appears to be the case as stated by city officials. Please explain.
3. Were you aware as a property owner/developer and/or house designer that it is customary for owners of property to hold private meetings with city staff regarding the planning? If so, why did you use the phrase "secret meetings" in public statements regarding the Lennar meetings, which tend to be emotionally charged words?
4. With your proposition, how do property rights of the owners, SDGE, get protected if they are required to keep the fields in permanent agriculture?

Marvin Cap

5. Do you understand that the land used for strawberries, is too valuable to support agriculture? And if SDGE charged the going rate for that land, the strawberry farm would fold quickly?
6. There is another large development approved for the area south of Tamaraack and El Camino Real. Where was your committee, when that was being proposed?

Bill Dominguez

7. Should your measure become law, how do you envision the financial mechanisms necessary to acquire control of the properties included in the initiative?

Chris Calkins

8. Why should the community strip recreation from the land use ? Is it the position of the initiative sponsors, as Mr.. Bovenzi stated, that the City has more than enough parks and doesn't need any more recreation areas?
9. Other than a 12 year old report and anecdotes from friends, what evidence- soil, climate crop viability- do you have that agriculture on these parcels has a long term future?
10. Given that the City has never taken any action or provided any funds to support agriculture (other than managing a fund created by and funded by the developer of the Carlsbad Ranch), what support do you anticipate the City providing ? Should the City subsidize the farming if necessary?
11. Are you aware that the City charges the flower farmer more for recycled water than for uninterrupted potable water? Are you aware that the City charges fees for sewer

service based on water usage thus heavily penalizing agricultural uses who have low sewer use (compared with a commercial or housing use)? Is this the kind of support you anticipate the City providing?

12. Does your initiative prohibit the Armstrong Garden center or other similar uses and the visitor service activities of the Flower Fields? What about a new floral trade center and flower market ?
13. How do you propose to address increasing restrictions on pesticides and other chemicals? Does your initiative require the City to favor those tools over the desires of adjoining landowners if successful agriculture operations require them? Or is your initiative a disguised required conversion to so called organic farming?
14. How should the owners of the Carlsbad Ranch property be compensated for the \$1-2 million invested in golf related improvements in under crossings, and cart paths, and held in reliance on the master plan and zoning for more than 10 years?
15. Given that the local coastal plan continues to include all of the properties as Coastal Agriculture why is a change is necessary from the current designation?

Bob Garcin

16. Findings number 2.3 states that the lands subject to the initiative are "...currently under-protected by city policy...". Please explain.

Mark Johnson

17. Please clarify if passage would remove/weaken the apparently already existing "in perpetuity" flower production/city right of first refusal to purchase conditions with reference to site 1? (this should be addressed by initiative legal representative and city attorney)

Farrah Douglas

18. City Public access issues are addressed on two of the initiatives and completely ignored in "Save the Strawberries..." I would like both Mr. Alveraz and Mr. Bovenzi address this issue and tell us in their vision is there any room for the people of Carlsbad to walk along the lagoon and enjoy the view? If yes, why their initiative does not address the issue?
19. Public Utilities Corridor is an important part of site #4, SDG&E site. If I read "Save the strawberries..." correctly, it says that the existing lines are the only lines that will stay there. With the advancement of technology, population and business growth, we will need more lines and we will have to use the public utilities corridors. I would like to hear the two gentlemen to address their objection to the usage of the corridor to improve technology for the Carlsbad residence and Carlsbad businesses.
20. Another related issue is that the businesses will go to the cities that support, and have access to, new technologies, which are transmitted or are supported by extensive

underground lines. Can city staff verify that this is a correct assumption on my part? If so, please ask the “Save the strawberries...” supporters to explain how they envision to supplement the city’s income? If better businesses leave our town, do they have an alternative source of income and employment in mind?

21. Mr. Bovenzi mentioned in the last meeting that in his assessment the people of Carlsbad do not need more parks and art centers and that we do not use what we already have. I would like to know if there is a survey done by them that supports their assumption.
22. In both the City and “Save the Strawberries...” initiative, there is a band on residential and commercial use. I would like to hear about the loss of value of the property when the zoning changes. Is there going to be a loss? In “Save the Strawberries...” who will buy the lands from the existing landowners to devote them to agriculture only? Do the citizen of Carlsbad have to pay for the land through an increase in tax? Or do we pay by cutting other programs and plans?
23. Are these lands going to become “City-owned” properties? Or individuals such as Mr. Bovenzi will buy them at a reduced price due to the change of zoning?
24. “Save the Strawberries...” is the only initiative that does not address public trails or parks, why?
25. On page 5 of “Save the Strawberries...” article B1, there is a reference to the city’s responsibility to develop and inventory of agricultural uses and identify special programs to ensure the viability of the agriculture. Could someone explain what all this means? Who is going to pay for this and how this will change the future of the Carlsbad?
26. Page 2 of “Save the Strawberries...” article 2.3. Please define the meaning of Practicable as far as the City staff understand it.
27. Please have Mr. Alveraz tell us what he thinks Practicable means.
28. Does “Save the Strawberries...” Make it impossible for ordinary Carlsbad citizens to have access to the lagoon? Would the farmers be the only people enjoying the views?
29. Holiday Park is near the freeway, why does Mr. Alveraz think having public park in this particular location will encourage the outside uses of the park? What does he mean by outside uses? Like Mexican farm workers?
30. Holiday Park get a lot of use, why does Mr. Alveraz believe Carlsbad is saturated with Parks?
31. Please have the City Staff explain very clearly the concept of housing caps and the fact that “Save the Strawberries...” believe the building units in the affected area will hurt Mr. Bovenzi and Mr. Goldstein’s changes of building units in their own lands. It is very confusing.

32. Please ask Mr. Alveraz and Mr. Bovenzi if they have contacted any members of the Committee to see what their allegiances are? What was the purpose of calls?

City

Jill Agosti

1. Mayor Lewis indicated both during his presentation and my interview for this committee that he doesn't like "ballot box" decisions. Since our country was founded on democracy and all 3 initiatives are intended to for the November ballot, can Mayor Lewis elaborate on: (1) what are the problems are with "ballot box" decision making, and (2) what can the City do specifically to correct those problems as they pertain to City issues?

Bill Dominguez

2. How many initiatives has the City placed on the ballot in the past 25 years? How many of these initiatives have been forwarded to counteract citizen initiatives?
3. Why was it necessary for the Concerned Citizens group to employ the State's Public Record Act to have city information released as it regards this matter?

Chris Calkins

4. The City is electing to keep its Golf Course use while removing the potentially competitive zoning from the private landowner- how is this overbearing use of the municipal power justified?
5. The City imposed a requirement on the owners of the Carlsbad Ranch that before any of the development could occur, \$1- 2 million had to be spent on under crossing and other improvements solely to accommodate the Golf zoning- does the City initiative propose reimbursing with interest these costs?
6. Agriculture was defined for the past 20 years as an interim use- no city policies to support agriculture (other than those associated with the Flower Fields) were implemented and investment (such as construction of normal farm buildings of metal) in agriculture was discouraged-- what policies does the City intend to implement to encourage investment? What hearings, studies, or other actions have been undertaken to support the proposed initiative in this regard?
7. Are you aware that the City charges the flower farmer more for recycled water than for non interrupted potable water? Are you aware that the City charges fees for sewer service based on water usage thus heavily penalizing agricultural uses who have low sewer use (compared with a commercial or housing use)? Is this the kind of support you anticipate the City providing?
8. Why should the public support any initiative which strips away the potential for active recreation and associated uses, but preserves the possibility of an ocean view city government complex?

9. Does the City initiative prohibit the Armstrong Garden Center and nursery activities, or visitor services at the Flower Fields or a relocated Floral Trade Center?
10. Given that the City has never taken any action or provided any funds to support agriculture (other than managing a fund created by and funded by the developer of the Carlsbad Ranch), what support do you anticipate the City providing?

Bob Garcin

11. Does the elimination of residential, commercial and industrial uses expose the City to an inverse condemnation suit?

Mark Johnson

12. Through what analyses and processes did the city staff/council conclude that housing was inappropriate for sites 2, 3 and 4, while a civic center could be eligible for consideration pending a vote? would city administrative activities be among those performed at a civic center, or are we talking about passive/active parks, amphitheater, public art, etc.? are the city's current and planned administrative facilities? buildings deemed inadequate for city needs, or are sites 2,3 and 4 an opportunity to consolidate/upgrade?

Farrah Douglas

13. Why does the Mayor think we don't need commercial development in the subject properties?
14. Why does the mayor think there is no residential use of these parcels?

General

Farrah Douglas

1. The landowners/businesses in the area have voiced serious concerns about security issues (GIA), and compatibility of use (Grand Pacific Resorts), regarding some of the usage ideas offered by each initiatives. For example GIA is concerned that there will be a buffered area around it. Grand Pacific Resorts does not think the residential neighborhoods are a suitable usage for close proximity to the timeshares and hotels. I would like to have all 3 answer these objections of the existing landowners and businesses.
2. Do the Mayor and Mr. Alveraz predict a day that the land will be useless for agriculture and has to be used for commercial? How long do they think the agriculture will be viable in the affected area?
3. Could a third party, someone with no ties to any of the 3 initiatives, do an agricultural feasibility and let the committee know what the truth is?
4. For all three initiatives, I have these questions: Who will work in this farm land? Farm workers from Mexico? Where are we going to house them? Is there going to be enough

money to support their families so they can actually live in a decent but modest dwelling? Or do they have to leave in shacks in the farming areas?

5. Who will pay for the medical and social and school expenses of these workers?
6. Why Mr. Alveraz does not agree with the Mayor's initiative. It does not have any residential units in it and it will protect the farming.
7. With the exception of "Carlsbad Gateway" the other two initiative seem to devalue the land and hurt the investment of the existing owners. Could they explain at what price they are willing to purchase these lands? Fair market value of today before the approval of any of the initiatives?
8. Will the Fiscal Impact Report finish soon? Will it be available to the citizens of Carlsbad on line and in print before the election?
9. Why does the Mayor ask for 1 Million dollars to start the trails? There is no cost mentioned in any of the other initiatives and I believe this price tag is not necessary unless we have price tags on the other two initiatives.